

WHAT IS ONTARIO HOUSING CORPORATION?

OHC is a Crown Corporation established by the Government of Ontario on August 11, 1964, to build and administer residential accommodation. Among its programs are family and senior citizen housing on a rent geared-to-income basis, student housing, land assembly, condominium housing, mortgage lending, and housing for industry.

WHAT ARE OHC'S AIMS? The Corporation's aim is to sponsor and provide good housing accommodation at reasonable cost to low and moderate income families, senior citizens, students and other groups across the province.

WHAT TYPE OF FAMILY ACCOMMODATION IS AVAILABLE? Accommodation generally consists of townhouses and apartments although there are some single and semi-detached dwellings.

WHERE ARE THEY LOCATED? About 33 per cent are located in the City of Toronto; 29 per cent in Scarborough, 24 per cent in North York and the remainder are scattered through the other boroughs. OHC presently has housing under management, under development or under construction in about 120 locations in Metro Toronto.

WHO IS ELIGIBLE? Anyone may apply for Ontario housing in this municipality. There are no income limitations.

WHERE DO I APPLY? Interested persons should apply to the Ontario Housing Corporation Housing Registry, Main Floor, 101 Bloor Street West, Toronto 5, (Telephone 925-9311).

HOW MUCH RENT WILL I PAY? Ontario housing rents are based on gross family income and do not reflect the number of bedrooms or type of housing provided. The examples of rents that are shown on the opposite page, and the family income guide, will help you to estimate how much rent you might pay.

RENT-INCOME SCALE

IMPORTANT:

The examples of rents shown below include charges for heat, hydro, water, hot water, stove, refrigerator and TV antenna. If other services are provided, the rents will be slightly higher. If fewer services are provided, the rents will be lower. There is a monthly reduction for each child down to a minimum rent of \$28.

\$	Income \$	\$	Income \$	\$
39	300	74	420	112
50	327	83	440	117
55	370	97	480.	127
66	386	102	500	132
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FAMILY INCOME GUIDE

1. Husband's monthy income:

This guide will help you calculate your total monthly family gross income: (For your use only: Do not return)

	Monthly salary before deductions	\$
	Old age pension	\$
	Other (e.g. Unemployment insurance, overtime, but NOT FAMILY ALLOWANCE)	.\$
2.	Wife's monthly income:	
	Monthly salary before deductions(Do not include first \$900 yearly)	.\$
	Old age pension	\$
	Other (e.g. Unemployment insurance, Separation Allowance, but NOT FAMILY ALLOWANCE)	\$
3.	\$75 for each child living at home and employed	\$
	MONTHLY FAMILY GROSS INCOME	\$

Please Note:

Husband's or wife's salary is before any deductions have been made for income tax, etc., and is not take-home-pay. If you are paid weekly, your monthly gross income is your weekly gross pay multiplied by 4-1/3.

If your employment is part-time or seasonal, your monthly gross income is your total earnings from all sources for a year divided by 12.

Deduct up to \$900 of income derived from any source (other than welfare payments) of a one-parent family.

Except for tenants on social assistance or income maintenance programs, rents are fixed for one year. If the family income decreases, or there is an addition to the family, the rent may be lowered.

The rent for individuals or families in receipt of an allowance under the General Welfare Assistance Act or the Family Benefits Act is the amount of the shelter allowance payable under the Act.

HOW ARE TENANTS SELECTED?

Applications are evaluated on a point rating system which takes into consideration such factors as income, the amount of rent you pay, the size of your family and the suitability of your present accommodation. If members of your family are forced to live apart through lack of proper housing, if a health condition is aggravated by your present housing or if you are being forced to vacate your home through no fault of your own, additional priority is awarded the application. Applicants who live in Metropolitan Toronto are interviewed at home by one of OHC's home visitors. During the interview the need of the applicant's family is assessed in greater detail. Ontario housing is allocated to the applicants with the greatest number of points at the time when units that are suitable for the size of the family become available. Some applicants are prepared to accept a suitably-sized dwelling anywhere in Metropolitan Toronto while others state a preference for the downtown core area or one of the boroughs. Still others specify a particular building but this reduces their chances of being housed as they must wait for a vacancy in that particular location.

HOW LONG MUST I WAIT? The answer to this depends on your circumstances as housing need. not the date of application, determines the order in which families are housed. Another factor is the supply of units. These become available through OHC's construction program or when families move from Ontario housing to other accommodation. You can assist us to house you by keeping the Tenant Placement Branch (telephone 925-9311) fully informed of any change in your circumstances. For example, if you have a reduction in income, this may affect the number of points you are entitled to have and should be reported as soon as possible. Please notify us of any change of address or telephone number so that your application is kept current and you can be readily informed when housing accommodation becomes available.

> Hon. Sidney B. Handleman Minister of Housing